CS# B-9456

JOB No. 91-297

RECORD OF SURVEY FOR HELEN BERWALD & JEAN PHILLIPS
IN

NE1/4 of Section 21, Twp. 7 N., Rng. 10 W., W.M.

CLATSOP COUNTY, OREGON — SCALE AS NOTED — AUGUST 5, 1991

VICINITY MAP

SCALE: 1"=400'

0 200 400 800 1200

SURVEY BY:

GREGORY A. CRITES, R.L.S. 1887
dba HORIZONS WEST LAND SURVEYING
2043 CEDAR ST.
SEASIDE, OREGON, 97138
(503)738-3473

BASIS OF BEARING:

R.R. WHITING SURVEY OF THE LUCAS NURSERY AND BENT FARM, MAY, 1945, CLATSOP COUNTY SURVEY RECORDS, PLAT NO. C-7358, HOLDING WHITING'S RECORD BEARING ALONG THE WEST BOUNDARY OF THE JEWETT D.L.C. NO. 40, AS SHOWN. SAID BEARING CONFORMS TO DEED RECORD CALLS WITHIN SURF PINES.

PURPOSE OF SURVEY:

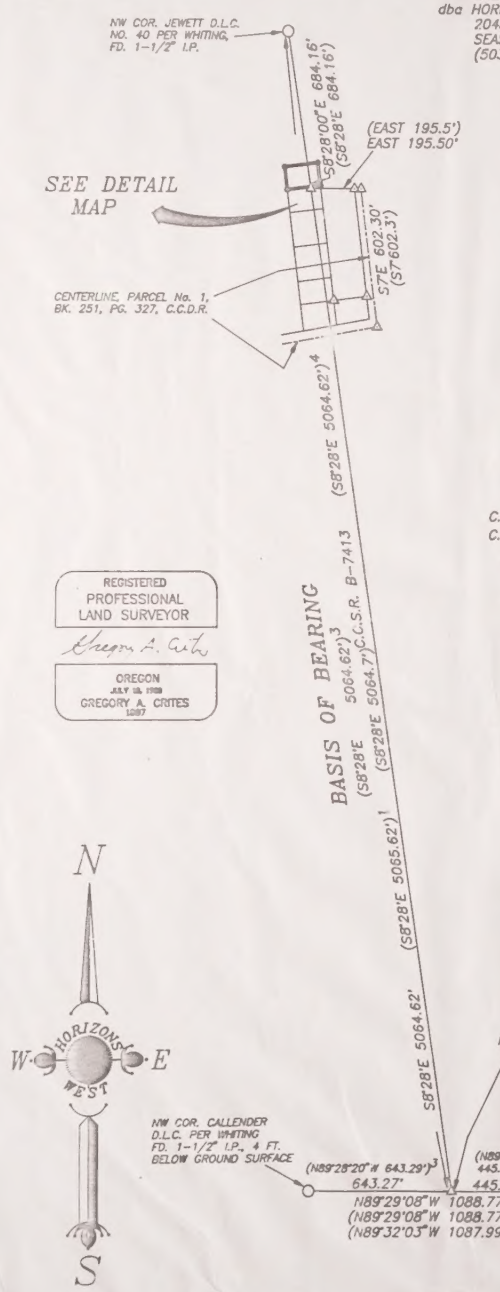
TO MONUMENT BOUNDARIES OF THAT TRACT CREATED BY INSTRUMENT RECORDED IN BOOK 247, PAGE 359, C.C.D.R.

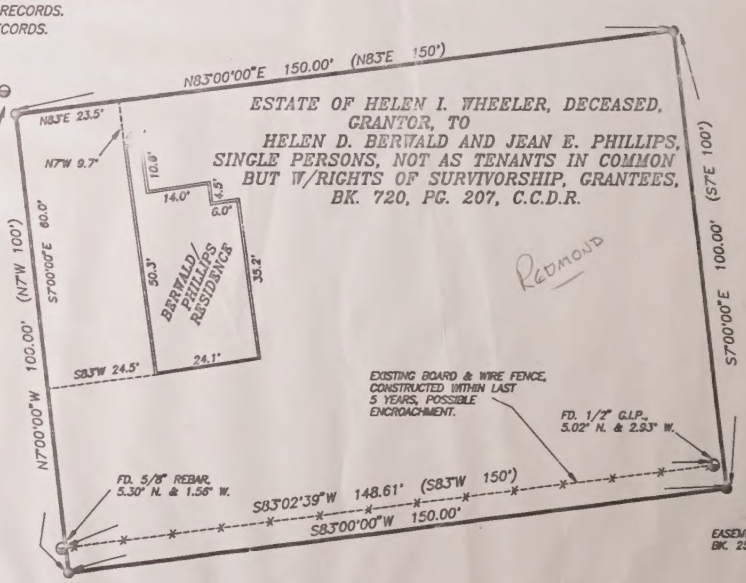
LEGEND:

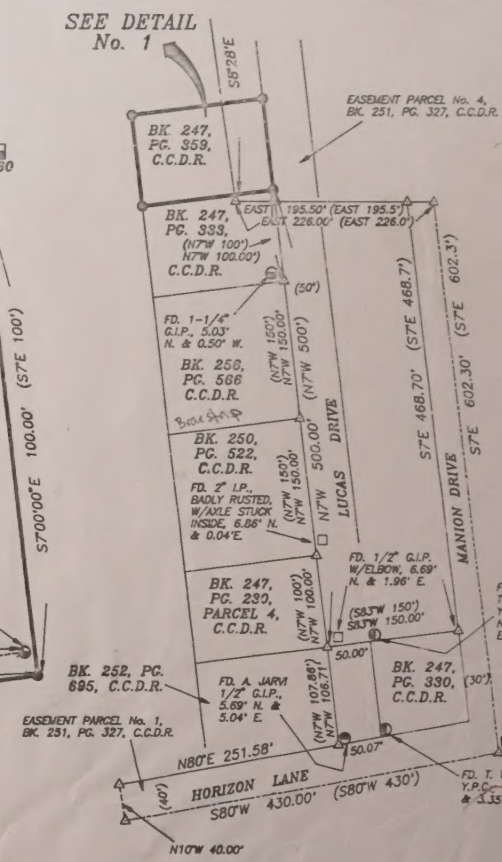
- ○ DENOTES MON. FD., 1-1/2" I.P., UNLESS NOTED OTHERWISE, R.R. WHITING SURVEY, C.C.S.R. C-7358.
- DENOTES MON. FD., A. JARVI SURVEY FOR HENRY, C.C.S.R. A-1385.
- DENOTES MON. FD., CLATSOP CO. SURVEYOR, 3-1/4" ALUM. CAP IN CONC., C.C.S.R. BT-969.
- DENOTES MON. FD. A. JARVI SURVEY FOR O'ROURKE, C.C.S.R. AA-5104.
- □ DENOTES MON. FD., AS NOTED, ORIGIN UNKNOWN.
- △ DENOTES POSITION CALCULATED ONLY.
- DENOTES MON. FD., Y.P.C. MKD. "PLS 1373", T. WAGNER SURVEY, UNRECORDED.
- ● DENOTES MON. ESTABLISHED, THIS SURVEY, SET 5/8"X40" REBAR W/RED PLASTIC CAP MKD. "CRITES LS1887", TOP FLUSH W/GROUND SURFACE.
- ( ) INDICATES DEED RECORD VALUE
- $( )^1$ INDICATES RECORD VALUE, R.R. WHITING SURVEY, C.C.S.R. C-7358.
- $( )^2$ INDICATES RECORD VALUE, FOESTE SURVEY FOR SEPPA, C.C.S.R. B-7389.
- $( )^3$ INDICATES RECORD VALUE, MY SURVEY FOR PARKER, C.C.S.R. B-9400.
- $( )^4$ INDICATES RECORD VALUE, MY SURVEY FOR LANGLEY, C.C.S.R. B-9189.
- $( )^5$ INDICATES RECORD VALUE, MY SURVEY FOR OLSON, C.C.S.R. B-9145.
- C.C.S.R. CLATSOP COUNTY SURVEY RECORDS.
- C.C.D.R. CLATSOP COUNTY DEED RECORDS.
- Y.P.C. YELLOW PLASTIC CAP
- I.P. IRON PIPE
- G.I.P. GALVANIZED IRON PIPE

NARRATIVE:

1. HELD THE NORTH BOUNDARY OF THE CALLENDER D.L.C. NO. 39 TO BE DEFINED BY MONUMENTS ESTABLISHED BY WHITING IN HIS SURVEY, C.C.S.R. C-7358. HELD WHITING RECORD RELATIONSHIP AS SHOWN, TO DETERMINE THE COMPUTED POSITION FOR THE SW CORNER OF THE JEWETT D.L.C. NO. 40, (NOW MISSING).
2. HELD DEED RECORD DIMENSIONS GIVEN IN BOOK 251, PAGES 327-329, TO DETERMINE THE CENTERLINES OF ROADWAY EASEMENTS AS SHOWN.
3. HELD DEED RECORD RELATIONSHIPS GIVEN IN BOOK 720, PG. 207, C.C.D.R., TO DETERMINE THE LOCATION OF RECORD TITLE BOUNDARIES OF THE SUBJECT PARCEL. PARCEL WAS ORIGINALLY CREATED BY BARNEY LUCAS AND HELEN LUCAS, GRANTORS, TO ARNOLD AND IDA E. LUNDGREN, GRANTEES, BY INSTRUMENT RECORDED IN BOOK 247, PAGE 359, C.C.D.R.
4. FOUND MONUMENTS IN THE VICINITY OF TRACT CORNERS ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LUCAS DRIVE, NOTED HEREON AS BEING OF UNKNOWN ORIGIN, MAY HAVE BEEN ESTABLISHED TO COMPLY WITH SUBDIVISION LAWS IN EFFECT AT THE TIME THESE TRACTS WERE INCLUDED IN A PROPOSED SUBDIVISION CALLED THE "SURF PINES BEACH LAKE ADDITION". NO RECORD CAN BE FOUND THAT THIS PLAT WAS EVER RECORDED, NOR CAN ANY RECORD BE FOUND AS TO THE ORIGIN OF SAID FOUND MONUMENTS. I CANNOT PROVE BEYOND A REASONABLE DOUBT THAT TITLE TO TRACTS HEREIN NOTED PASSED WITH THE INTENT TO CONVEY TO SAID MONUMENTS, AND CAN ONLY ASSUME THE LANGUAGE CONTAINED ON THE DEED RECORD REPRESENTED THE ACTUAL INTENT OF CONVEYANCE BY BARNEY AND HELEN LUCAS. I THEREFORE HELD DEED RECORD RELATIONSHIPS, WHICH RESULTS IN A SIGNIFICANT DISCREPANCY RELATIVE TO SAID FOUND MONUMENTS. THIS SURVEYOR RECOMMENDS THAT THE CLIENTS SEEK A QUALIFIED ATTORNEY IN LAND TITLE ISSUES TO RESOLVE THE DISPARITY BETWEEN ACTUAL OCCUPATIONAL LINES ESTABLISHED IN CONFORMANCE WITH EXISTING MONUMENTATION OF UNKNOWN ORIGIN, AND THE LOCATION OF RECORD TITLE BOUNDARIES AS EVIDENCED BY THIS SURVEY.







REGISTERED PROFESSIONAL LAND SURVEYOR
Gregory A. Crites
OREGON JULY 16, 1989 GREGORY A. CRITES 1887

CLATSOP COUNTY SURVEYOR RECEIVED SEP 04 1991 FILED 9-2-91 ASTORIA, OREGON

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT ANN ELLIS IS THE OWNER OF THE LAND REPRESENTED ON THE ANNEXED MAP AND MORE PARTICULARLY DESCRIBED IN THE ACCOMPANYING SURVEYOR'S CERTIFICATE, AND HAS CAUSED THE SAME TO BE PARTITIONED AND SURVEYED INTO PARCELS AS SHOWN HEREON IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92. THE DECLARANT DOES HEREBY CREATE AN EASEMENT IN FAVOR OF PARCEL 1 FOR REPAIR AND MAINTENANCE OF AN EXISTING WATERLINE CROSSING PARCEL 2, AS SHOWN HEREON.

Ann Ellis

ANN ELLIS

OFFICIAL SEAL
DARLA K. NORDSTROM
NOTARY PUBLIC-OREGON
COMMISSION NO. A311837
MY COMMISSION EXPIRES APRIL 22, 2002

ACKNOWLEDGMENT

STATE OF OREGON >
> S.S.
COUNTY OF CLATSOP >

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON December 1, 2000, BY ANN ELLIS.

Darla K. Nordstrom

NOTARY PUBLIC

MY COMMISSION EXPIRES: 4-22-2002

NARRATIVE

THIS PARTITION SURVEY IS CONDUCTED AS A DEPENDENT RESURVEY OF THE SUBJECT PROPERTY AS DESCRIBED IN RECORDING INSTRUMENT NUMBER 200003693, CLATSOP COUNTY DEED RECORDS. THE PURPOSE OF THIS SURVEY IS PARTITION THE SUBJECT PROPERTY INTO TWO PARCELS, AS SHOWN HEREON.

THE SUBJECT PROPERTY IS LAID OUT AT RECORD VALUES FROM MONUMENT (71). MONUMENTS (71) & (73) IRON SURVEY C-7358, ARE HELD FOR LOCATION OF THE PHILO CALLENDER D.L.C. #39. MONUMENTS (73), (843) & (849) ARE USED TO LOCATE THE RIGHT OF WAY LINES OF MANION DRIVE AND OCEAN DRIVE, WHICH ARE HELD AS THE EASTERLY AND WESTERLY LIMITS OF THE SUBJECT PROPERTY. THE NORTHERLY AND SOUTHERLY LINES OF THE SUBJECT PROPERTY ARE THE LINES OF THE "HANSEN TRACT" AS DESCRIBED IN BOOK 206, PAGE 142, WHICH IS THE PARENT PARCEL TO THE SUBJECT PROPERTY. THIS RETRACEMENT HARMONIZES WITH DEEDS FOR THE "HANSEN" TRACT, THE "GOLDEN" AND "SNASHALL" TRACTS TO THE NORTH, AND THE "LERBACK" TRACT TO THE SOUTH.

NOTE: IN THE COURSE OF THIS SURVEY CONFLICTS WERE DISCOVERED BETWEEN THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY AND THE LEGAL DESCRIPTION PREVIOUSLY RETRACED IN THE SURVEY OF HIGH SURF LANE. IN SURVEY B-10507, BY THIS FIRM, HIGH SURF LANE WAS LAID OUT AT RECORD DEED VALUES FOR PARCEL 11, AS DESCRIBED IN BOOK 251, PAGE 327. HOWEVER, SAID DEED MAKES A CALL TO THE HANSEN TRACT, A SENIOR PARCEL LYING NORTH OF THE ROAD, WHICH WOULD ACTUALLY PLACE THE NORTH LINE OF HIGH SURF LANE 10' SOUTH OF THE OTHERWISE DESCRIBED LOCATION. A DISCREPANCY ALSO EXISTS BETWEEN THE BEARING OF THE SOUTH LINE OF THE HANSEN TRACT AND THE BEARING OF HIGH SURF ROAD.

A CORRECTION SURVEY IS IN PROGRESS BY THIS FIRM TO ADJUST THE MONUMENTATION OF HIGH SURF LANE TO FIT THE SENIOR DEED CALLS OF PARCEL 11, BK 251, PG 327.

SURVEYOR'S CERTIFICATE

I, DALE N. BARRETT, PLS 1979, CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE ATTACHED PARTITION MAP IN ACCORDANCE WITH ORS 92.060. THE EXTERIOR BOUNDARY OF WHICH IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THAT REAL PROPERTY DESCRIBED IN RECORDING INSTRUMENT NUMBER 200003693, DEED RECORDS, SAID CORNER BEING THE SOUTHEAST CORNER OF THE HANSEN TRACT AS DESCRIBED IN BOOK 206, PAGE 142, CLATSOP COUNTY DEED RECORDS, AND MARKED BY A 5/8" REBAR WITH A YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC.", SAID POINT BEING LOCATED 433.93 FEET NORTH AND 701.17 FEET EAST OF THE NORTHWEST CORNER OF THE PHILO CALLENDER DLC #39;

THENCE, N07°15'00"W, 250.00 FEET, TO THE NORTHEAST CORNER OF THE HANSEN TRACT MARKED BY A 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC.";

THENCE FOLLOWING ALONG THE NORTHERLY LINE OF THE HANSEN TRACT, S85°16'00"W, 458.79 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF OCEAN DRIVE;

THENCE FOLLOWING ALONG THE RIGHT OF WAY LINE OF OCEAN DRIVE, S07°13'30"E, 250.00 FEET TO THE SOUTH LINE OF THE HANSEN TRACT;

THENCE FOLLOWING ALONG THE SOUTH LINE OF THE HANSEN TRACT, N85°16'00"E, 458.90 FEET TO THE POINT OF BEGINNING.

(NOTE: THE ABOVE DESCRIPTION OF THE EXTERIOR BOUNDARY OF THIS PARTITION VARIES BY THE VALUES SHOWN ON THIS MAP FROM THOSE OF RECORDING INSTRUMENT NUMBER 200003693, CLATSOP COUNTY DEED RECORDS.)

APPROVALS:

APPROVED THIS _____ DAY OF _____, 2000.

_____
CLATSOP COUNTY SURVEYOR

ALL TAXES, FEES, ASSESSMENTS OR OTHER CHARGES AS PROVIDED BY O.R.S. 92.095 HAVE BEEN PAID AS OF_____, 20__.

_____
CLATSOP COUNTY ASSESSOR AND TAX COLLECTOR

APPROVED THIS _____ DAY OF _____, 2000.

_____
DIRECTOR, CLATSOP COUNTY DEPT. OF PLANNING & DEVELOPMENT

CERTIFICATE OF COUNTY CLERK

STATE OF OREGON >
> S.S.
COUNTY OF CLATSOP >

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT _____ WAS RECEIVED FOR RECORDING ON THIS _____ DAY OF _____, 2000, AT _____ O'CLOCK __ .M., AND RECORDED AS INSTRUMENT NUMBER _____, CLATSOP COUNTY RECORDS.

BY:_____
CLATSOP COUNTY CLERK

STATE OF OREGON >
> S.S.
COUNTY OF CLATSOP >

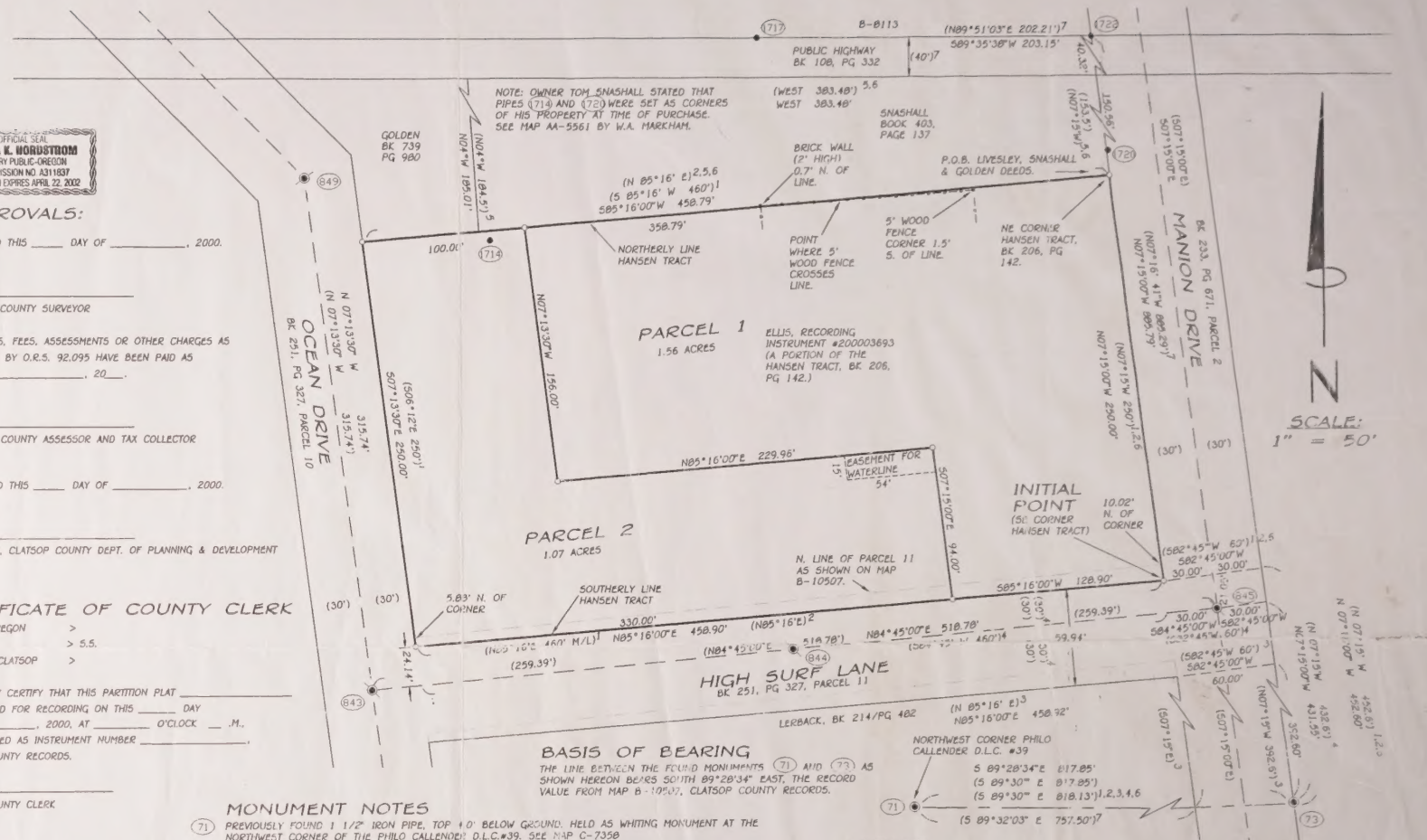
I DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

BY: _____
CLATSOP COUNTY CLERK

I, DALE N. BARRETT, DO HEREBY CERTIFY THAT THIS IS A FULL, COMPLETE AND TRUE COPY OF THE ORIGINAL PLAT AS REFERENCED ABOVE.

Dale N. Barrett

DALE N. BARRETT, PLS 1979



BASIS OF BEARING

THE LINE BETWEEN THE FOUND MONUMENTS (71) AND (73) AS SHOWN HEREON BEARS SOUTH 89°28'34" EAST, THE RECORD VALUE FROM MAP B-10507, CLATSOP COUNTY RECORDS.

MONUMENT NOTES

(71) PREVIOUSLY FOUND 1 1/2" IRON PIPE, TOP 1.0' BELOW GROUND, HELD AS WHITING MONUMENT AT THE NORTHWEST CORNER OF THE PHILO CALLENDER D.L.C.#39. SEE MAP C-7358

(73) PREVIOUSLY FOUND 1 3/4" IRON PIPE WITH WOOD PLUG AND NAIL, TOP 0.2 BELOW GROUND, HELD AS WHITING MONUMENT ON THE NORTH LINE OF THE PHILO CALLENDER D.L.C.#39. SEE MAP C-7358.

(843) FOUND 5/8" COPPER CLAD STEEL ROD, FLUSH, NO CAP, HELD AS CENTERLINE OCEAN DRIVE.

(844) FOUND 1 1/2" BRASS CAP, STAMPED "CL HLB & ASSOC. INC." NOT HELD FOR CONTROL; IN PROCESS OF BEING RESET.

(845) FOUND 1 1/2" BRASS CAP STAMPED "CL HLB & ASSOC. INC.", 0.05' BELOW SURFACE OF AC, HELD AS CENTERLINE MANION DRIVE.

(849) FOUND 5/8" COPPER CLAD STEEL ROD, NO CAP, HELD AS CENTERLINE OCEAN DR.

(714) FOUND 3/4" IRON PIPE FLUSH, FIRM, TOP BENT 0.2' NW; 4.94'S, 11.12'E OF CORNER; NOT HELD. SEE MARKHAM MAP AA-5561.

(717) FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED "LS954", TOP 0.2' BENT SW; 0.35'S, 0.22'W OF CALCULATED POSITION; NOT HELD; SEE HOVDEN MAP B-8113.

(720) FOUND 3/4" GALVANIZED IRON PIPE, UP 0.5', FIRM, STRAIGHT, SLIGHTLY RUSTED; 15.49'N, 0.92'W OF CORNER; NOT HELD. SEE JARVI MAP AA-1203.

(722) FOUND 5/8" REBAR WITH PLASTIC CAP UNREADABLE (LOOKS LIKE HOVDEN); 0.60'N, 0.71'E OF CALCULATED POSITION; NOT HELD; SEE HOVDEN MAP B-8113.

LEGEND

- ○ SET 5/8"X30" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC."
- ● INDICATES PIPE FOUND AS NOTED.
- ◉ FOUND 5/8" COPPER CLAD STEEL ROD WITH OR WITHOUT 1 1/2" BRASS CAP MARKED "CL HLB & ASSOC. INC.", AS NOTED.
- ◉ PREVIOUSLY FOUND MONUMENT, HELD FOR CONTROL
- —•— INDICATES FENCE
- ( ) RECORD PER MAP B-10507
- ( )1 RECORD DEED PER RECORDING INSTRUMENT NUMBER 200003693, ELLIS.
- ( )2 RECORD DEED BK 206/PG 142, THE HANSEN TRACT.
- ( )3 RECORD DEED BK 214/PG 482, LERBACK.
- ( )4 RECORD DEED BK 251/PG 327, PARCEL NO. 11.
- ( )5 RECORD DEED BK 403/PG 137, SNASHALL.
- ( )6 RECORD DEED BK 739/PG 980, GOLDEN.
- ( )7 RECORD PER HOVDEN MAP B-8113.

PARTITION PLAT NO. 2000-042

REGISTERED PROFESSIONAL LAND SURVEYOR
Dale N. Barrett
OREGON July 16, 1982 DALE N. BARRETT 1979
RENEWAL DATE: DECEMBER 31, 2001

SURVEY BY:
HLB & Associates
INCORPORATED
Surveying • Civil Engineering • Planning

CLATSOP COUNTY	TILLAMOOK COUNTY
4253A HWY 101 N.	160 LANEDA AVE.
GEARHART, OR 97138	MANZANITA, OR 97130
(503) 738-3425	(503) 368-5394
FAX: (503) 738-7455	FAX: (503) 368-5847

PARTITION SURVEY FOR:
ANN ELLIS

THAT PARCEL AS DESCRIBED IN RECORDING INSTRUMENT NUMBER 200003693, DEED RECORDS
SE1/4 SECTION 21, T7N, R10W, WM
CLATSOP COUNTY, OREGON

DATE	JOB NO.	EQUIPMENT	FIELD	DRAWN	CHECKED
OCTOBER 6, 2000	3960-7525	TC1100/TDS	RBT/ANB	RBT/EAP	DNB

"SURFP" #38
3960-7525-01-02.DWG

NARRATIVE

ALL BOOK & PAGE REFERENCES HEREIN ARE DEED RECORDS OF CLATSOP COUNTY WITH MAPS AND PLATS BEING SURVEY AND PLAT RECORDS OF CLATSOP COUNTY.

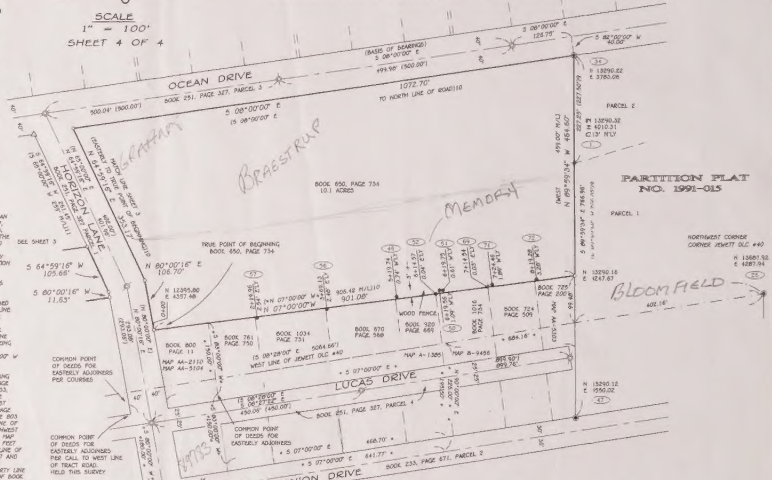
THIS SURVEY WAS CONDUCTED AS A DEPENDENT RESURVEY TO ESTABLISH THE BOUNDARIES OF THE PLANNED SUBDIVISION OF "HORIZON ESTATES". THE SUBJECT PROPERTY IS DESCRIBED IN TWO TRACTS. THE NORTHERLY TRACT IS DESCRIBED IN BOOK 650, PAGE 734 AND THE SOUTHERLY TRACT IS DESCRIBED IN BOOK 292, PAGE 715, PARCEL 1 AND A PORTION OF THE ROAD DESCRIBED BY BOOK 108, PAGE 332 (VACATED BY RO 76-5 DATED APRIL 28, 1976 BY THE CLATSOP COUNTY BOARD OF COMMISSIONERS). THE SUBJECT TRACTS, LOCATED IN THE SURF PINES AREA ARE DESCRIBED BY COURSES AND CALLS TO ADJOINERS AND ROAD EASEMENTS.
MAP B-10507 PROVIDES AN IN-DEPTH RE-TRACEMENT OF THE LOCATION OF THE ROAD EASEMENTS IN THE SURF PINES AREA AND ESTABLISHED MONUMENTS ON THE CENTER LINES OF SAID EASEMENTS. THESE MONUMENTS WERE RECOVERED AND HELD TO CONTROL THEIR LOCATIONS WITH THE RIGHT OF WAY LINES BEING SET AT THE RECORD WIDTH PER SAID SURVEY. THE SUBJECT'S PROPERTY LINES ABUTTING SAID EASEMENTS WERE THUS ESTABLISHED.
THE NORTHERLY TRACT, DESCRIBED BY BOOK 650, PAGE 734 IS BOUNDED ON THE WEST BY THE ROAD EASEMENT DESCRIBED IN BOOK 251, PAGE 327, PARCEL 3 (OCEAN DRIVE) AND ON THE SOUTH BY THE ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 327, PARCEL 1 (HORIZON LANE). THE NORTH LINE, BEING COMMON TO THE SOUTH LINE OF PARTITION PLAT NO. 1991-15 WAS SET BY HOLDING MONUMENT (34) AS THE SOUTHWEST CORNER OF SAID PLAT AND HOLDING MONUMENT (47) FOR THE DIRECTION OF THE LINE, ALL PER SAID PLAT. THE EAST LINE IS DESCRIBED, AFTER SEVERAL COURSES COMMENCING AT THE NORTHWEST CORNER OF THE JEWETT DLC # 40, (SHOWN AS MONUMENT (26)) IN AGREEMENT WITH THE COURSES ESTABLISHING THE WEST LINES OF THE ADJOINING PROPERTIES. NONE OF THE REFERENCE DEEDS CALL TO THE ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 671, PARCEL 4, (LUCAS DRIVE) OR THE ROAD EASEMENT DESCRIBED BY BOOK 233, PAGE 671, PARCEL 2 (MANION DRIVE). THEREFORE THE LINE WAS ESTABLISHED FROM THE COURSES AND ALONG THE RECORD BEARING PER THE DEED AND COMPARES FAVORABLY WITH THE RESOLUTION OF SAID LINE PER MAP B-9456. THIS SURVEY DOES NOT ADDRESS THE DISCREPANCY BETWEEN THE ADJOINERS DEEDED EAST LINES AND THE WEST LINE OF THE ROAD EASEMENT AND IS SHOWN FOR REFERENCE ONLY. (SEE SURVEYOR'S NOTE THIS SHEET).

THE SOUTHERLY TRACT, DESCRIBED BY BOOK 616, PAGE 909, IS PARTIALLY BOUNDED ON THE WEST BY THE ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 327, PARCEL 2 (OCEAN DRIVE) AND ON THE NORTH BY THE ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 327, PARCEL 1 (HORIZON LANE), AND BY THAT PROPERTY DESCRIBED BY BOOK 908, PAGE 073, SAID DEED BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF HORIZON LANE AND THE EAST LINE OF OCEAN DRIVE. THE SOUTH LINE DESCRIBED BY SAID DEED WAS SET 500.00 FEET SOUTH OF SAID INTERSECTION, AT RIGHT ANGLES TO OCEAN DRIVE, THE EAST LINE BEING SET 250.00 EAST OF AND PARALLEL TO OCEAN DRIVE ALL PER SAID DEED. SURVEY MAP B-8113 SHOWS A RE-TRACEMENT OF ORIGINAL MONUMENTS CONTROLLING THE LOCATION OF THE CENTER LINE OF THE ROAD DESCRIBED BY BOOK 108, PAGE 332 AND THE ESTABLISHMENT OF MONUMENTS IN RELATIONSHIP TO SAID ROAD. MONUMENTS FROM THIS SURVEY WERE RECOVERED AND HELD AS THE BEST EVIDENCE OF THE ROAD'S LOCATION AS FOLLOWS. MONUMENTS (151), (145) & (109) WERE HELD AS POINTS ON THE NORTH LINE, (NORTH LINE OF BOOK 935, PAGE 863) RECORD ANGLES WERE THEN UTILIZED TO COMPUTE THE DIRECTION OF THE SOUTH LINE. A LINE WITH THIS BEARING WAS THEN PASSED THROUGH MONUMENT (148) WHICH WAS HELD AS A POINT ON THE SOUTH LINE (NORTH LINE OF THE ROAD) THE SUBJECT PROPERTY'S SOUTH LINE WAS THEN ESTABLISHED ALONG THE CENTER LINE OF SAID ROAD PER THE DICTATES OF SAID VACATION RO 76-5. IN ESTABLISHING THE EASTERLY LINES THE ADJOINERS DEED CALLS FOR DEPTH AND PARALLEL WITH THE ROAD EASEMENT WERE ACCEPTED AND ESTABLISHED AS FOLLOWS: THE WEST LINE DESCRIBED BY BOOK 935, PAGE 863, BOOK 986, PAGE 474 & BOOK 995, PAGE 482, BEING THE NORTHERLY EXTENSION OF THE EAST LINE OF THAT ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 327, PARCEL 10 (OCEAN DRIVE), HAVING A DEED BEARING OF N 06°12'00" W (N 07°13'06" W THIS MAP), WAS ESTABLISHED BY HOLDING MONUMENT (81) PER MAP B-11172 AND MONUMENT (82) PER MAP B-10507 AS POINTS ON THE CENTER LINE OF SAID EASEMENT, OFFSETTING THE LINE 30.00 FEET EASTERLY PER SAID MAPS AND EXTENDING IT NORTHERLY (IN AGREEMENT WITH MAP B-8113), TO THE NORTH LINE OF BOOK 995, PAGE 482, WHICH WAS SET AT RIGHT ANGLES TO THAT ROAD EASEMENT DESCRIBED BY BOOK 233, PAGE 671, PARCEL 2 (MANION DRIVE) AND 295.00 FEET NORTHERLY OF THE NORTH LINE OF BOOK 935, PAGE 863 (AS PREVIOUSLY ESTABLISHED HEREIN) PER THE DEED. THE WEST LINE OF THOSE PROPERTIES ADJOINING THE ROAD EASEMENT DESCRIBED BY BOOK 251, PAGE 327, PARCEL 5 (LUCAS DRIVE) EXCEPTING THE PROPERTY DESCRIBED BY BOOK 884, PAGE 803 AND BOOK 419, PAGE 539 WERE SET PARALLEL WITH AND 150.00 WEST OF THE WEST LINE OF SAID EASEMENT PER THE DEEDS. MONUMENTS (141) & (142) WERE HELD AS THE SOUTHWEST AND NORTHWEST CORNERS OF THAT PROPERTY DESCRIBED BY BOOK 958, PAGE 124 PER MAP B-10725. THE NORTH LINE DESCRIBED BY BOOK 884, PAGE 803, WAS THEN SET 225.00 FEET SOUTH OF SAID SOUTHWEST CORNER AND AT RIGHT ANGLES TO LUCAS DRIVE. THE WEST LINE OF SAID DEED AND THE WEST LINE OF BOOK 731, PAGE 388, PARCEL 1, BEING 210.00 WEST AND PARALLEL WITH LUCAS DRIVE PER THE DEEDS. THE SOUTH LINE OF BOOK 884, PAGE 803 WAS SET 100.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE. THE NORTH PROPERTY LINE DESCRIBED BY BOOK 731, PAGE 388 WAS SET 25.00 FEET SOUTH LINE OF THE SOUTH OF BOOK 884, PAGE 803, WITH THE SOUTH PROPERTY LINE BEING 125.00 FEET SOUTH OF THE NORTH LINE ALL PER PER SAID BOOK 731, PAGE 388. THE NORTHWEST CORNER OF BOOK 824, PAGE 797, (SOUTHWEST CORNER BOOK 588, PAGE 549) WAS SET AT THE INTERSECTION OF THE WESTERLY EXTENSION OF THE SOUTH LINE OF LUCAS DRIVE AND THE PREVIOUSLY ESTABLISHED WEST LINE OF SAID DEED 150.00 FEET WEST AND PARALLEL TO THE WEST LINE OF LUCAS DRIVE. THE WEST LINES OF BOOK 824, PAGE 797, BOOK 249, PAGE 371 AND BOOK 863, PAGE 292 WERE ESTABLISHED FROM SAID SOUTHWEST CORNER AND PARALLEL WITH MANION DRIVE PER THE DEEDS. THE EAST LINE OF THAT PROPERTY CONVEYED AS PARCEL 2, BOOK 256, PAGE 529 WAS SET BY HOLDING MONUMENT (132) AS A POINT ON SAID LINE PER MAP B-11000. THE DIRECTION OF THE LINE BEING PARALLEL WITH LUCAS DRIVE, EXTEND NORTHERLY TO HORIZON LANE AND SOUTHERLY TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE SOUTH LINE DESCRIBED BY BOOK 1019, PAGE 349, ALL PER MAP B-11000. (SEE SURVEYOR'S NOTE: SHEET 3 REGARDING SURVEY MONUMENTS RECOVERED ALONG THE EASTERLY LINE OF THE SUBJECT PROPERTY.)

BASIS OF BEARINGS

BEARINGS ARE BASED ON A LINE BETWEEN THE FOUND MONUMENT A THE INTERSECTION OF OCEAN DRIVE AND HORIZON LANE AND A FOUND MONUMENT ON THE CENTERLINE OF OCEAN DRIVE 1000.02' NORTHERLY OF SAID INTERSECTION (S 08°00'00" E) PER MAP B-10507

SCALE
1" = 100'
SHEET 4 OF 4



SURVEYORS NOTE:

THAT PORTION OF LUCAS DRIVE DESCRIBED IN BOOK 251, PAGE 327, PARCEL 4 CONTAINS A DISCREPANCY IN THAT IT SHOULD HAVE CALLED A BEARING PARALLEL WITH MANION DRIVE (BOOK 233, PAGE 671, PARCEL 2) OF S 08°28'00" W TO BE CONSISTENT WITH THAT PORTION OF LUCAS DRIVE DESCRIBED IN BOOK 251, PAGE 327, PARCEL 5. INSTEAD IT WAS CALLED A BEARING OF S 07°00'00" E AS CALLED IN THE ADJOINING DEEDS WITH NO REFERENCE TO MANION DRIVE. THIS CREATES A GAP BETWEEN THE PARCELS EAST OF LUCAS DRIVE AND THE WEST RIGHT OF WAY LINE OF MANION DRIVE. IN HOLDING TO THE ROAD RESOLUTION PER MAP B-10507 THIS DISCREPANCY IS SHIFTED TO THE ADJOINERS WEST OF LUCAS DRIVE AS SHOWN.

LEGEND

- ○ INDICATES SET 5/8" REBAR WITH YELLOW PLASTIC CAP STAMPED "HLB & ASSOC. INC."
- INDICATES FOUND 1 1/2" BRASS CAP INSCRIBED "HLB & ASSOC. INC" OR A 5/8" COPPER ROD (AS NOTED ON SHEET 1) PER MAP B-10507 HELD FOR CENTER LINE OF ROAD
- ● INDICATES FOUND MONUMENT AS NOTED HEREON
- △ INDICATES A CALCULATED POSITION
- INDICATES FOUND MONUMENT HELD FOR CONTROL AS NOTED HEREON
- (XXXX) INDICATES MONUMENT NUMBER SEE MONUMENT NOTES
- X.XX W'LY DISTANCE & DIRECTION MEASURED AT RIGHT ANGLES TO THE LINE
- ( ) INDICATES RECORD VALUE PER MAP B-10507
- (( )) INDICATES RECORD VALUE PER MAP B-11172
- ( )1 INDICATES RECORD VALUE PER MAP B-8113
- ( )2 INDICATES RECORD VALUE PER PARTITION PLAT NO. 2000-042
- ( )3 INDICATES RECORD VALUE PER MAP AA-5863
- ( )4 INDICATES RECORD VALUE PER BOOK 966, PAGE 484
- ( )5 INDICATES RECORD VALUE PER BOOK 995, PAGE 482
- ( )6 INDICATES RECORD VALUE PER BOOK, 824 PAGE 797
- ( )7 INDICATES RECORD VALUE PER MAP B-10725
- ( )8 INDICATES RECORD VALUE PER MAP B-11000
- ( )9 INDICATES RECORD VALUE PER PARTITION PLAT NO. 1991-015
- ( )10 INDICATES RECORD VALUE PER BOOK 650, PAGE 734
- ( )11 INDICATES RECORD VALUE PER BOOK 908, PAGE 073
- ( )12 INDICATES RECORD VALUE PER BOOK 292, PAGE 715 PARCEL 1
- ( )13 INDICATES RECORD VALUE PER BOOK 748, PAGE 665
- ( )14 INDICATES RECORD VALUE PER BOOK 291, PAGE 484
- < > INDICATES CALCULATED VALUE
- • XXXXX • INDICATES RECORD VALUE PER DEEDS OF ADJOINERS

NC ( ) OR < > INDICATES MEASURED VALUE
COORDINATES AS SHOWN HEREON ARE BASED ON MAP DATUM

MONUMENT NOTES

MONUMENTS LISTED BELOW WERE NOT HELD UNLESS OTHERWISE NOTED

- (11) FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "CRITES LS 1887" UP 1.2' AND BENT WESTERLY.
- (26) FOUND A 3 1/4" ALUMINUM CAP IN CONCRETE INSCRIBED "CLATSOP COUNTY SURVEYOR T7N R10W DLC40 LS954 1992" AT NORTHWEST CORNER OF THE JEWETT DLC #40 BT-1292, HELD
- (34) FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "CRITES LS 1887" AT THE NORTHWEST CORNER OF PARTITION PLAT 1991-015. HELD
- (47) FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "CRITES LS 1887" HELD FOR THE DIRECTION OF THE SOUTH LINE OF PARTITION PLAT 1997-015
- (49) FOUND A 1 1/2" IRON PIPE UP 3', PER MAP A-1385 N 12911.80 E 4293.39
- (50) FOUND 1 1/2" IRON PIPE UP 3.0' PER MAP A-1385 N 13010.61 E 4280.86
- (51) FOUND A SMOOTH 5/8" IRON ROD UP 1.0' REFERENCED ON MAP B-9456 N 13010.86 E 4281.34
- (52) FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "CRITES LS 1887" PER MAP B-9456 N 13005.79 E 4282.62
- (56) FOUND AN OLD 1" IRON PIPE, NO REFERENCE N 12762.83 E 4314.92
- (69) FOUND 5/8" REBAR WITH RED PLASTIC CAP INSCRIBED "CRITES LS 1887" PER MAP B-9456 N 13105.02 E E 4270.43
- (71) FOUND A 1/2" IRON PIPE DOWN 0.2' PER MAP B-9456 N 13109.99 E 4267.88
- (72) FOUND A 1/2" IRON PIPE WITH "T" FITTING DOWN 0.1' PER MAP AA-5303 N 13208.57 E 4256.38
- (57) OLD LATH IN STUMP

"BRAE" #21
3840-7827-02-03.DWG

REGISTERED PROFESSIONAL LAND SURVEYOR
Dale N Barrett
OREGON
July 16, 1982
DALE N. BARRETT
1979
RENEWAL DATE DECEMBER 31, 2003

SURVEY BY:
HLB & Associates
INCORPORATED
Surveying • Civil Engineering • Planning

CLATSOP COUNTY	TILLAMOOK COUNTY
4253A HWY 101 N.	160 LANEDA AVE.
GEARHART, OR 97138	MANZANITA, OR 97130
(503) 738-3425	(503) 368-5394
FAX: (503) 738-7455	FAX: (503) 368-5847

DATE	JOB NO	EQUIPMENT	FIELD	DRAWN	CHECKED
FEB. 20, 2002	3840-7827	TC1010/TDS	JDM/JSP	SPJ	SSC

BOUNDARY SURVEY FOR:
JOHN BRAESTRUP & WELLS FARGO BANK
THOSE LANDS DESCRIBED BY BOOK 616, PAGE 909 (PARCEL 1) & BOOK 650, PAGE 734 DEED RECORDS OF CLATSOP COUNTY
SECTION 21, T.7N., R.10W., W.M
CLATSOP COUNTY, OREGON

CLATSOP COUNTY SURVEYOR
RECEIVED
MAR 01, 2002
FILED 04/15/02 P.C
ASTORIA, OREGON

CS# B-11281

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